176.0	0007	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	891,200	/	891,200
USE VALUE:	891,200	/	891,200
ASSESSED:	891,200	/	891,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88	-90	HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAGHDADY CAMILLE S
Owner 2:	
Owner 3:	
Street 1:	382 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BAGHDADY SAMI J -
Owner 2:	-
Street 1:	382 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Vinyl Exterior and 2520 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8440.000	443,500		447,700	891,200
Total Card	0.194	443,500		447,700	891,200
Total Parcel	0.194	443,500		447,700	891,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.65 | /Parcel: 353.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	118740
GIS Ref	
GIS Ref	
Insp Date	07/07/18

!13799!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0007-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,500	0	8,440.	447,700	891,200	891,200	Year End Roll	12/18/2019
2019	104	FV	346,700	0	8,440.	441,300	788,000	788,000	Year End Roll	1/3/2019
2018	104	FV	346,700	0	8,440.	339,000	685,700	685,700	Year End Roll	12/20/2017
2017	104	FV	324,600	0	8,440.	319,800	644,400	644,400	Year End Roll	1/3/2017
2016	104	FV	324,600	0	8,440.	294,200	618,800	618,800	Year End	1/4/2016
2015	104	FV	295,700	0	8,440.	275,000	570,700	570,700	Year End Roll	12/11/2014
2014	104	FV	295,700	0	8,440.	253,300	549,000	549,000	Year End Roll	12/16/2013
2013	104	FV	308,000	0	8,440.	253,300	561,300	561,300		12/13/2012

PRINT

Date	Time
12/11/20	03:42:15

LAST REV

Date	Time
07/30/18	09:32:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13799

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGHDADY SAMI J	1428-19		12/17/2012	Convenience	10	No	No		
BAGHDADY SAMI	1211-100		9/21/1999	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	118740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	163	PATRIOT
4/18/2000	Inspected	264	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	243	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8440		Sq. Ft.	Site		0	70.	0.76	6			Topo	-5					447,678						447,700	

Total AC/HA: 0.19376 | Total SF/SM: 8440 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 447,678 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06666660
Const Adj.:	1.00989902
Adj $ / SQ:	183.128
Other Features:	112100
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	642806
Depreciation:	199270
Depreciated Total:	443536

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

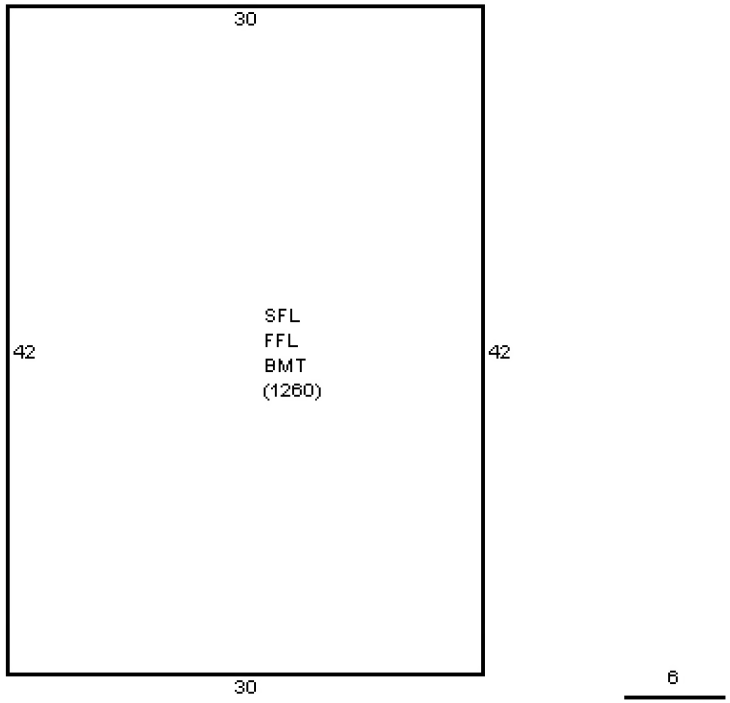
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.13
Special Features:	0	Val/Su Net:	117.33
Final Total:	443500	Val/Su SzAd	175.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,260	54.940	69,223
FFL	First Floor	1,260	183.130	230,742
SFL	Second Floor	1,260	183.130	230,742

Net Sketched Area:	3,780		Total:	530,707	
Size Ad	2520	Gross Are	3780	FinArea	2520

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0007-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc